

SPECIAL FEATURES OF THE PROPERTY INCLUDE:



VIEWING STRICTLY BY APPOINTMENT ONLY

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7. Descriptions of the property are inevitably subjective and the descriptions contained herein are given in good faith as an opinion and not by way of statement of fact.
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Daniel
Henry
 ESTATE AGENTS

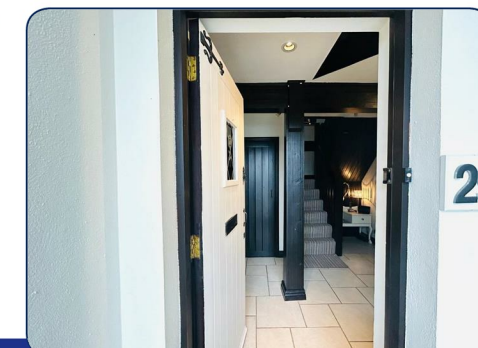
£525,000

FOR SALE

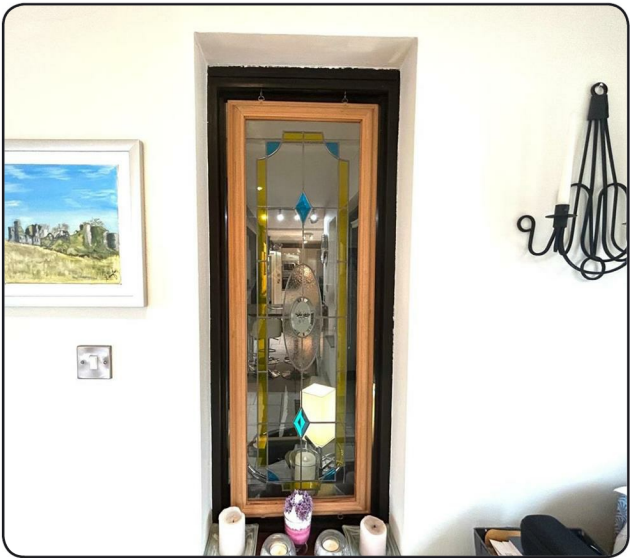
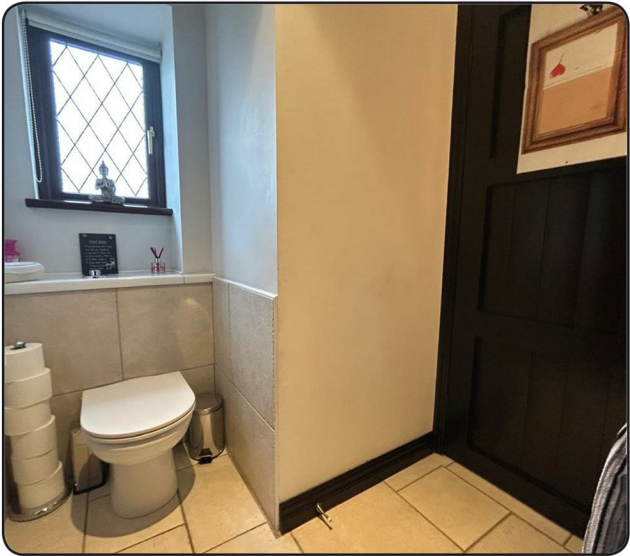


29 Clearwater, L'Derry, BT47 6BE

- DETACHED TUDOR STYLE HOUSE
- 4 BEDROOM/5 RECEPTION
- OIL FIRED CENTRAL HEATING
- MOSTLY PVC DOUBLE GLAZED WINDOWS
- SECURITY SYSTEM INSTALLED
- NEAT LAWNS
- TARMAC DRIVEWAY
- GARAGE
- STUNNING RIVER VIEWS
- EPC RATING -



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ACCOMMODATION

HALLWAY

Having double cloaks cupboard and tiled floor.

GUEST WHB & WC

Having whb with storage under, wc, tiled floor.

LOUNGE

21'9" x 16'10" wp (6.63m x 5.13m wp)

Having feature brick fireplace with gas fire, open plan to Family/Dining/Kitchen, Dual aspect.

FAMILY ROOM

21'11" x 18'5" wp (6.68m x 5.61m wp)

Having feature brick wall with feature heater, tiled floor.

DINING AREA

19'10" x 10'10" (6.05m x 3.30m)

Having recessed lighting, dual aspect, tiled floor.

KITCHEN

23'3" x 9'8" (7.09m x 2.95m)

Having excellent range of eye and low level units, double bowl stainless steel sink unit with mixer taps set in granite worktop, matching granite splashback, hob having 4 gas rings and 2 electric rings, stainless steel extractor hood, built in oven and microwave, integrated dishwasher, space for American style fridge/freezer, breakfast bar, tiled floor.

CONSERVATORY

14'9" x 9'4" (4.50m x 2.84m)

Having tiled floor and French doors to side.

STUDY

10' x 7' (3.05m x 2.13m)

REAR HALLWAY

Having storage and tiled floor.

UTILITY ROOM

13'8" x 9'3" (4.17m x 2.82m)

Having range of units, double bowl stainless steel sink unit with mixer taps, plumbed for washing machine, vented for tumble dryer, walk in storage with units, tiled floor.

FIRST FLOOR

SPACIOUS LANDING

Having airing cupboard, stained glass window to attic, recessed lighting.

MASTER BEDROOM

14'10" x 13'5" (4.52m x 4.09m)

Having range of built in wardrobes, walk in wardrbe with light.

EN-SUITE

Comprising fully tiled walk in shower, 'His' & 'Hers' wash hand basins, wc, recessed lighting, 1/2 tiled walls, tiled floor.

BEDROOM 2

25'4" x 14'7" (7.72m x 4.45m)

Having whb with storage under, recessed lighting.

BEDROOM 3

13'7" x 10'10" wp (4.14m x 3.30m wp)

BEDROOM 4

13'1" x 10'11" wp (3.99m x 3.33m wp)

BATHROOM

Comprising bath with mixer taps, walk in shower, 'His' & 'Her' wash hand basins with storage under, chrome radiator, recessed lighting, fully tiled walls and floor.

INTEGRAL GARAGE

21'8" x 12'8" (6.60m x 3.86m)

Having up and over door, light and power points, attic storage.

EXTERIOR FEATURES

Neat lawns to front with stunning views.

Paved yard to rear bordered by wall and fence.

Stocked rockery.

Pergola.

Water feature.

Ample tarmac parking and driveway.

Stunning river views.

ESTIMATED ANNUAL RATES

£3207.00 (FEB 2026)

